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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" if not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name North Broad Street Residential Historic District  
Other names/site number \_\_\_\_\_  
Name of related multiple property listing N/A  
(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Street & Number Various along North Broad Street  
City or town Fremont State Nebraska County Dodge  
Not for publication  Vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Michael J. Sant SHPO/Director 01-28-2015  
Signature of certifying official/Title: Date  
Nebraska State Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of Commenting Official Date  
\_\_\_\_\_  
Title State of Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

- I, hereby, certify that this property is:
- entered in the National Register.
  - determined eligible for the National Register.
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain): \_\_\_\_\_

Jon J. Kelly 3.17.2015  
Signature of Keeper Date of Action

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**Name of Property**

Dodge County, NE  
**County and State**

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

**Category of Property** (Check only **one** box)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property** (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
32	5	Buildings
		Sites
		Structures
		Objects
32	5	Total

**Number of contributing resources previously listed in the National Register** 1

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.)

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
EDUCATION/library

**Current Functions** (Enter categories from instructions.)

DOMESTIC/single dwelling  
DOMESTIC/multiple dwelling  
EDUCATION/library

**7. Description**

**Architectural Classification** (Enter categories from instructions.)

LATE VICTORIAN  
LATE 9<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman/American Foursquare  
OTHER

**Materials** (enter categories from instructions.)

Principal exterior materials of the property: WOOD, BRICK, ASPHALT, CONCRETE

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**Description**

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The North Broad Street Residential Historic district is located in Fremont, Nebraska, the county seat of Dodge County. Broad Street is the main north/south through way, carrying US Highway 77 through town. Broad was originally labeled "G" Street, with a name change to Broadway after the construction of the Fremont's Love's Opera House in 1888. The name change was meant to recognize the entertainment venue. Later the street name was shortened to Broad Street. As a main thoroughfare in Fremont, the nature of the street changes from an overpass at the Union Pacific Railroad tracks to commercial buildings and major public buildings like the Opera House, Post Office, and City Auditorium, to the residential neighborhood north of 10<sup>th</sup> Street. Broad Street was home to many established Fremont families who built their homes in close proximity to the commercial district where many of their businesses were located. The residential district consists of a group of late 19<sup>th</sup> and early-to-mid 20<sup>th</sup> Century houses located along approximately six blocks of North Broad Street from 10<sup>th</sup> Street to 16<sup>th</sup> Street. Mature street trees and sidewalks on both sides of Broad contribute to the shift in character to residential neighborhood along this section of Broad Street. Thirty-seven properties are located within the district which includes the main city library built in 1970.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

The area between 10<sup>th</sup> Street and 16<sup>th</sup> Street on Broad contains a group of residential buildings whose individual components define the character of the historic district which includes the size, scale, materials, setting, and setback. All of the 31 contributing buildings in the district historic district were built as single family residences. The houses face North Broad Street (US 77), a principal north-south thoroughfare linking residential neighborhoods to the north and west to Military Avenue and the commercial and industrial districts of central Fremont to the south and east. Large shade trees along Broad Street and wide setbacks characterize the neighborhood and serve to differentiate it from the later neighborhoods to the north, which feature smaller setbacks, and the civic and commercial areas to the south.

Changes in the district include the construction of civic and multifamily buildings. The most significant change was the construction of the Keene Memorial Library in 1970, which resulted in the demolition of three residences which appear in the 1928 and 1948 revised Sanborn Fire Insurance maps. These residences were located on the east side of Broad Street between 10<sup>th</sup> and 11<sup>th</sup> Streets, and appeared to be similar in size, scale, and massing to the residence at 950 North Broad, which is included in the district. The neighborhood continued to evolve with one new apartment building constructed in the 1950s, some of the larger residences converted to apartments, and general building improvements that include the addition of siding, or new windows. In addition, property owners constructed garages in the rear of their parcels, as indicated by the 1914, 1928, and 1948 revised Sanborn maps, but many of these structures have lost their historic integrity following the period of significance as they were modified by their owners. Changes to garages include replacement exterior cladding, replacement doors, and the modification of openings to accommodate larger vehicles.

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However, the main character defining features of the district remain intact with the retention of the size, scale, massing, setting, setback, and materials from the historic period. Four major architectural styles are represented in this district. They include the Victorian Era Queen Anne (with variations), Craftsman style bungalows, Neo-Colonial Revival, and the American Foursquare or Prairie Box.



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**Contributing Properties**

The following information about property owners and their professions was primarily collected from a *Pictorial History of Fremont* from 1921 and *Progressive Men of Nebraska, A Book of Portraits* from 1902. All construction dates were collected from the Dodge County Assessor's online property records. The following represents a description of the major contributing buildings to the historic district. Historic garages have been called out only when they retain sufficient integrity to contribute significance to the district.

950 North Broad Street, c. 1901 (DD05:D-365)

The Pearl E. Albertson house is a wood frame two story residence located at the southeast corner of Broad and 10<sup>th</sup> Streets. This two story building has a gable end roof line with second story bay window and full width front porch. Through shed dormers are located on either side of the main roof at the side gables. A two-story ell at the south side is part of the original construction. A single story addition at the northeast corner of the property is also wood clad with an asphalt roof. Pearl Albertson had this house built with her mother Annjenette, who was the widow of a farmer. Ms. Albertson was the Secretary/Treasurer of Security Savings bank in Fremont in 1914 and lived in this house with her mother.

1009 North Broad Street, 1912 (DD05:A-322)

Located at the northwest corner of 10<sup>th</sup> and Broad Street the John Petrow House is a large scale American Foursquare residence. The two and a half story building has a pyramidal roof with shed dormers and a projecting full-width pyramidal porch roof. Concrete steps provide access to the center door. Stepped brick knee walls with concrete caps shelter either side of the access stair. The porch roof is supported by tripartite groupings of rounded columns at the corners only leaving an open expanse of porch. John Petrow was the owner of Petrow Candy Company, and he and later his widow occupied the house until 1955. Petrow immigrated to the United States from Greece in 1899 and arrived in Fremont in 1903 where he continued the family candy business.

1025 North Broad Street, 1917 (DD05:A-197)

The Fred Bader residence is located on the west side of Broad Street between 10<sup>th</sup> and 11<sup>th</sup> Streets. The house is a two story Foursquare with classically inspired details at the porch and cornice lines. A two story setback sunroom is located on the south side of the residence. The pyramidal roof has overhanging eaves and a pyramidal dormer. The off center entrance is sheltered by a small projecting porch supported by square brick corner columns with a low brick wall extending south to surround the remainder of the porch. A pedimented roof on the porch contributes to the classical inspired details of the residence. Fred Bader was an undertaker and furniture maker in Fremont. He was in business with his brother Jacob until 1916. His furniture store was located at 545 Broad Street. Bader's business prospered in Fremont where he was involved in community service and philanthropical groups and served as a director of the First National Bank of Fremont.

1035 North Broad Street, 1911 (DD05:A-198)

This simple rectangular residence is a two story wood frame structure with a full-width projecting front porch, pyramidal roof, and small scale single window dormer. The porch shelters an off-center entrance and is supported by three simple columns. A small garage with a pyramidal roof faces the rear alley.

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**Name of Property****County and State**1045 North Broad Street, 1917 (DD05:A-076)

This story-and-a-half residence is a Craftsman Bungalow with a dominant steeply pitched side gable roof. A centered through dormer has a gable end roof line. Overhanging eaves with exposed purlins contribute to the definition of the style. The recessed full-width porch is sheltered by the roof overhang and supported by square brick columns at the outside ends. A wood clapboarded railing surrounds the porch. The central entrance is accessed by center stairs with concrete capped brick knee walls. Ornamental shingles are located in the dormer window and at the side gables. A new enclosed exterior stair has been added on the north side of the building to accommodate apartment access. A historic garage faces 11<sup>th</sup> street and retains its original narrow siding, eaves brackets, and windows. The house was built by Ira Parsons and Ernest Bader occupied the building in 1923. Ernest was the brother of Fred Bader and was in the furniture and casket business with him.

1125 North Broad Street, 1913 (listed in the NRHP, DD05:A-075)

Charles T. Durkee House was listed in the NRHP in 2011. The residence is a one-and-a-half story Craftsman style bungalow with a full-width recessed front porch. The shallow hipped roof has prominent dormers providing additional light and space to the upper level. The property was listed in the NRHP under criterion B for the inventions of the owner Charles Durkee and criterion C for its architectural merit.

1137 North Broad Street, 1913 (DD05:A-074)

This two story gable end residence has a full-width front porch covered by a projecting shed roof and supported by three square posts. Shed window hoods with decorative brackets shelter the paired windows in the second story. Angled decorative brackets are located under the projecting eave at the main gable end façade. The house was built by Dr. D. G. Golding who had an Ear, Nose, and Throat practice located at 505 Main Street.

1138 North Broad Street, 1925 (DD05:D-367)

This simple one story gable end residence has a brick foundation and projecting front porch supported by battered brick and wood columns. The house has newer wide siding and a scrolled metal porch rail. Charles Johnson, the Assistant Manager of the Corn Alfalfa Milling Plant and President of the YMCA built the house.

1140 North Broad Street, 1942 (DD05:D-368)

This simple, unornamented, one story cottage represents the last of the building styles present in the period of significance. The cottage was constructed in 1942 and has a side gable with stepped gable crossing at the main façade. Though minimal architectural detail is present the house represents the small-scale construction types very typical during and immediately after World War II.

1149 North Broad Street, c. 1890 (DD05:A-073)

This two story wood frame residence has a  $\frac{3}{4}$  width projecting front porch supported by four simple round columns with no porch rail. The main façade has a center entrance with paired windows on either side. The second story repeats this pattern with the paired side windows extending above the eave line as part of through dormers with gable ends. The house has a simple rectangular floor plan reminiscent of I-houses throughout the Midwest. A small historic, front gabled garage with exposed rafter ends and swinging doors faces West 12<sup>th</sup> street in the rear yard. Peter and Roy Denney occupied

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this house. Roy was an engineer for Fremont Planing Mills and Peter worked for the Fremont Steam Planing Mills located further south on Broad Street.

1150 North Broad Street, 1890 (DD05:D-009)

This two-and-a-half story residence has a wraparound front porch supported by square columns, each with a geometric cap design. The off-set entry is defined by a pedimented roof at the porch. The complex foot print reflects the Victorian Queen Anne style with varied cladding surfaces and steeply pitched roof. A large picture window surrounded by square colored glass is located on the main façade and centered under the front porch. The main body of the house retains wood clapboards with decorative shingles at the gable ends, and a simple square geometric pattern in a belt course under the shingles. A two-story bay window is located at the south façade. Built by J.H. Hoebener, this is one of the earlier residences in the neighborhood. Hoebener owned the Hoebener Wool and Hide business in a one story building in the main commercial core of Fremont. The house was later occupied by Dr. J. T. Young, a leading osteopath.

1205 North Broad Street, 1914 (DD05:A-072)

1205 North Broad Street was the residence of Charles G. Marshal, a wholesale jeweler in Fremont. His company Marshall Brothers Wholesale Jewelry was located in downtown Fremont. The house has a complex roof line with a combination of gable ends and jerkinheads, with a Palladian style window is located at the main façade gable end. The porch, formerly an open wrap around feature has been replaced with a heavier designed brick projecting full-width porch. The residence also has replacement siding with a wider profile than the original four inch clapboards.

1210 North Broad Street, 1921 (DD05:D-094)

The house at 1210 North Broad Street is an example of a Colonial Revival residence. The two story side gable building has a symmetrical façade with center door and paired fenestration. An applied arched detail over the door provides emphasis and formality often found in Colonial Revival residences. The property was built by Abram R. Thomas, a clerk and relief agent for Nye, Schneider, and Fowler and by 1941 was an independent retail coal dealer whose office and yard was located at Broad and First Streets.

1220 Broad Street, c. 1900 (DD05:D-369)

Those two story residence was built as the home of Jacob R. Bader the owner of the J. R. Bader Furniture Company whose store was located on Main Street in Fremont. Currently the home is clad with replacement wide plank siding. A  $\frac{3}{4}$  width projecting front porch has a pedimented roof line at the entrance and is supported by four simple columns with a wood baluster. The hipped roof has a single pedimented dormer with a replacement window. A full height tripartite bay window on the main facades projects from foundation to roof line with a small railing at the roof and dormer window terminal point. A second one story bay window on the south façade is capped with a railing at the second level adding a Juliet type balcony on this façade.

1221 North Broad Street, 1881 (DD05:A-323)

Ulysses S. Cain occupied the house at 1221 North Broad Street. Cain was the district manager for the Central Life Insurance Company in Fremont. This early residence has a cross gable roofline with a chamfered corner window with scrollwork defining the corner. A partial width front porch with a



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triangular pediment over the entry runs the width of the façade. A second corner window with scrolled detail has been infilled, but the scroll work and the corner orientation are still present.

1223 North Broad Street, 1909 (DD05:A-324)

The residence at 1223 North Broad Street is a story-and-a-half gable end home with simple rectangular footprint. The wood frame house has a full width front porch supported by four columns and a central stair. A paired window is located in the gable end with paired windows on each side façade. A clapboard knee wall surrounds the front porch. The house was occupied by Louis and Mary Hackler who owned the Star Livery located at 350 North Main Street. Hackler later became a Street Commissioner.

1238 North Broad Street, 1941 (DD05:D-198)

This two story brick house has a simple rectangular foot print with a shallow side gable roof. The Colonial Revival residence has a three bay symmetrical main façade with center door and flanking windows. The door has a projecting gabled door hood with arched pediment supported by two round columns. The property was built by Harold and Hazel Lampert who were the owners of the Fremont Hatchery located at 237 West 6<sup>th</sup> Street.

1250 North Broad Street, 1906 (DD05:D-008)

This two-and-a-half story transitional Victorian Queen Anne house has a complex roof line and footprint. The cross-gabled roof caps the clapboard body of the property. A full-width front porch has an off center entrance with triangular pediment delineating the main front door. Applied scrollwork ornaments the pediment. The porch is supported by two corner battered brick piers with a battered square column off center. The brick porch is a transitional design reflecting the Arts and Crafts movement rather than the lighter Victorian Era designs indicated by the massing of the residence. The house was built for Fred Pratt who established the Golden Rod Creamery Company. The Creamery Company was located at Broad and Military Avenues.

1255 North Broad Street, 1902 (DD05:A-071)

John Hoebener built this home and later sold the property to Tennis Tillman who was one of his employees. Tillman herded sheep from Oregon and ran the wool and hide business for Hoebener. The house is a two story cross gable roof wood frame building. Gable returns at the main façade and the cross gable lend a classical temple type feeling to the property. A full width projecting front porch is supported by three square columns. Simple one-over-one fenestration is found throughout the property with fixed smaller square windows indicating the location of the interior stair. A louvered square vent opening is located just below the gable end on the main façade. The house is clad with alternate siding material.

1308 North Broad Street, 1917 (DD05:D-007)

Henry Teigler, the owner of the Fremont Creamery Company built this residence. The Creamery was located at 200 North Broad Street. Teigler went on to become the president of the First National Bank in Fremont. The two-and-a-half story residence he built has wood clapboard siding and a pyramidal roof. The symmetrical façade and elaborate brick chimneys reflect the Colonial Revival style, however, when originally constructed the property had a large projecting full-width front porch that was removed and replaced with the more colonially inspired formal project entrance with sloped roof and

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center door with sidelights and fanlight detail above. A tripartite window grouping is located immediately above the central entrance and reflected again in the roof top dormer. Broad overhanging eaves with applied scroll like modillions accent the roof line.

1315 North Broad Street, c. 1888 (DD05-2b)

The house at 1315 North Broad Street warrants some discussion as it is an excellent example of Victorian Era house with applied designs from transitional styles such as Stick and Gothic features. However, the property was moved from its original location at 317-321 West Military Avenue when it was threatened with demolition in 1983. This explains the difference in size and scale of this property as it is larger and more ornately detailed than the other residences in the neighborhood, and it also explains the house's unique orientation in comparison to the other houses in the district.

J.J. Hawthorne built this two story elaborate Victorian Era composite style house. The house has Stick style details in the gable ends, Gothic pointed windows with quatrefoil designs, and a shingled turret on the northeast corner. Turned posts and brackets support the split front porch with quatrefoil details in the porch pediments. Varied ornamental shingles clad the turret and the body of the residence with vertical boards in the primary gable ends. The variety of wall cladding materials, complexity of the façade and applied ornamentation place this building strongly in the Victorian Era with many stylistic details from that era are reflected on this property. The wood shingle roof has a detailed brick chimney projecting from the gable. Hawthorne was a farmer and real estate agent who was a United States Assistant Assessor for Internal Revenue until 1867 and served one term as County Commissioner to 1874. He was a member of an Indian scouting party in July of 1859 that numbered approximately 400 men recruited to fight the Pawnee. He was also a founding member of the Fremont Board of Trade a local organization organized to promote commercial, manufacturing and general interests of the city.

In 1983, the house was relocated from 317-321 W Military Avenue, where it was slated for demolition. The house was moved in March of that year, to the site of a vacant two story Queen Anne home that was demolished to make way for the Hawthorne House.<sup>1</sup> During and after the move and renovation the building retained almost all of its original historic detail including the onion type domed roof on the projecting polygonal bay, the split front porches with turned posts and brackets, the Gothic style pointed windows with quatrefoil details, and the elaborate chimneys. Decorative materials such as stained glass, fireplaces, tile surrounds, wood floors, and wood trim and doors on the interior of the building contribute to the architectural significance retained in the property even after the move to the new location. The angled orientation on the lot is the major difference between its previous and current locations, as is the use of brick pavers for the surrounding sidewalks, which are different from those in the rest of the district. However, the house retains its general locational context in a residential neighborhood and fronting a major thoroughfare.

1330 North Broad Street, 1910 (DD05:D-197)

This two story residence has wood clapboard siding and a side gable roof with gable end dormer. The full-width front porch also has a gable roof and is supported by two square brick posts. Stacked brick knee walls located on either side of the off-center door provide access to the porch and the main

<sup>1</sup> "Neighbors assured eyesore to be renovated" *Fremont Tribune*, March 10, 1983.

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entrance. The roof has overhanging eaves with corner board details providing an Arts and Crafts style to the property. Lula Steward and her daughter lived in this residence at the time of its construction. She was a clerk at Eddy Brothers Department store in Fremont.

1335 North Broad Street, 1917 (DD05:A-212)

Dr. Albert Buchanan a prominent and respected doctor in Fremont built this two-and-a-half story residence. Dr. Buchanan began his practice in Cedar Bluffs and continued his practice in Fremont in 1910. The house has a full-width projecting front porch with a flat porch roof. The porch is supported by two square brick posts at either end and has a wood railing and balustrade surround. The pyramidal roof has dormer windows punctuating the front and sides. The main entry door has two sidelights with a large picture window under the porch. Though a simple box floor plan the brick posts and vertically divided fenestration lend an Arts and crafts stylistic feeling to the property.

1345 North Broad Street, 1907 (DD05:A-069)

This two-and-a-half story clapboard residence was built by Elisa Anderson who owned and furniture store and undertaking business. He often referred to himself as "the embalmer." He built this house with a complex steeply pitched roofline that has a gabled projection over a second story bay window. The gable has a half circle window and triangular attic vent. A smaller gable dormer with triangular window is also located on the main street facing façade. A second bay window is located on the first floor opposite the second story bay window. Each of these bays defines the two front corners of the residence. The full-width front porch is supported by three chamfer edged square columns of textured concrete block with concrete caps. A simple wooden rail with balustrade surrounds the porch. A pediment projects above the porch roofline delineating the entry. The off-center entrance has a multi-light storm door with wood main entry door. A small addition is located to the side and back of the building.

1348 North Broad Street, 1900 (contributing, DD05:D-006)

This two story cross gable Queen Anne has a full width front porch with simple free classic columns and porch rail. The cross gables have gable end returns emphasizing the free classic variation of the Queen Anne style. Fenestration in the gable ends consists of paired one-over-one window units, with a large picture window centered under the main façade gable end. A run of stairs with wooden railings provides access to the off-center main entrance. A shed roof single car garage addition has been added to the south side of the main façade, but the main body of the house and the other primary facades maintain physical integrity from the time period.

1406 North Broad Street, 1900 (DD05:D-005)

This two-and-a-half story Victorian Era Queen Anne house has a complex cross gable with pyramidal roof line and full-width front porch. The porch is supported by round columns in groups of three on the corners and paired in the center. Dentil molding and a decorative applied fan detail in the porch pediment provide definition to the porch. A simple beltcourse painted in contrasting color defines the body of the house from the gable ends and roofline. The house was built for Eldridge Hipke who was an automobile inspector in Fremont.

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This two story Arts and Crafts influenced home has a large projecting full-width front porch with a gable roof line supported by two square brick posts at either end. Siding that matches the residence cladding composes the railing for the porch. The side gable roof has a gabled dormer. The footprint is asymmetrical with a projecting bay at the south façade. The house is clad with wide siding that is not original. John Hebebrand and his wife, a teacher named Annie built the house.

1437 North Broad Street, 1916 (DD05:A-066)

This house was the residence of Ray M. Chappel who was the secretary of the Chappel-Stuart Printing Company, a local book and stationary store. The wood frame house is an example of the Arts and Crafts style with a two-story body and faux-half timbering detail in the gable ends. The project front gable roofed porch is supported by two battered wood columns resting on brick piers with concrete capped brick knee walls at the entry stairs. The roof has projecting eaves at both the main body and the porch contributing to the low and organic feel of the style.

1449 North Broad Street, 1913 (DD05:A-325)

Fremont Postmaster Frank Fuhlrodt and his wife Lucinda built this Craftsman style bungalow in 1913. The house has a low sloped side gable roof with recessed full-width front porch. The porch is defined by groupings of simple square columns (three at each end and two in the center). A large hipped roof dormer with three windows breaks up the mass of the sloping roof line. Wide non-historic siding clads the property today.

1450 North Broad Street, 1890 (DD05:D-004)

Philip S. Rine, the president of the Farmers and Merchants National Bank of Fremont and major land owner in Dodge County, built this large house for himself in 1890. As built, the property possessed Italianate style detailing with a large wrap around front porch supported by simple turned posts and decorative scrolled brackets. The porch was removed (most likely sometime in the 1920s) and an enclosed sunporch added. The existing sun porch has a gable end with faux half-timbering and is supported by square brick posts and brick knee wall. The entirety of the porch is enclosed with windows and screens. The current porch reflects the Craftsman style more than the Victorian Italianate that was present in the original porch. The two story wood frame house has a shallow hipped roof with small scale gable end dormers. The overhanging eaves of the roof line were once ornamented with scrolled modillions which have since been removed. The original wood clapboarding remains intact.

1505 North Broad Street, 1920 (DD05:A-065)

This two-and-a-half story Victorian Era Queen Anne style residence was owned by Edward Slater who was the Department Manager for Nye, Schneider and Fowler, a local grain elevator. The house has a full-width projecting front porch supported by grouped round columns. Groups of three columns rest on textured concrete block piers at the corners and a group of two columns in the center. A wood railing with baluster surrounds the elevated front porch. A gable end with sun burst design projects from the porch roof. The main building has a cross gable roof line and retains wood cladding.

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1521 North Broad Street is a small scale one story bungalow with shallow pyramidal roof and full width recessed front porch. The porch's two square brick support posts blend directly with the roof of the house. The center front door is flanked by two large windows. The building is clad with shingles and rests on a concrete block foundation. The house was built by Welcome Rumbaugh and sold and occupied by John Monnich who was the proprietor of the Monnich Garage. He built the garage as a Ford dealership in 1912 and owned two other dealerships in neighboring towns of North Bend and Valley.

1535 Broad Street, 1912 (DD05:A-214)

This Craftsman bungalow has a full-width recessed porch under a gable end roof. The porch is supported by three squat square wood columns resting on textured concrete block posts with a block porch wall. The projecting eaves of the gable roof are ornamented with brackets with unique brackets on either side of the porch columns. Exposed purlins extend through the roof overhang. Varied width cladding adds definition between the base and the body of the house. A historic front gabled garage with craftsman details and a wood paneled door is located in the rear yard facing West 16<sup>th</sup> Street. The site where this house is located was once the site of the Eureka Nursery which was established in 1885. The house was built on the site by L.M. Roessler the City Engineer for Fremont.

**Non-contributing properties**

There are five non-contributing residences in the North Broad Street Residential Historic District. These consist of two residences, two apartment buildings, and the public library. The residences are located at 1405 and 1107 North Broad (site numbers DD05:A-068 and DD05:A-199). These two residences have significant character defining features that have been removed. The front porch at 1107 North Broad was removed and replaced with an at grade concrete pad, columns resting on brick piers, and concrete benches. The house at 1405 North Broad has a new standing seam steel roof, new siding, and new windows with applied architectural details having been removed. The addition of these new materials significantly masks the historic fabric of the building.

Two apartment buildings are within the district boundaries located at 1420 North Broad and 140-150 East 11<sup>th</sup> Street (site numbers DD05:D-370, and DD05:D-366). These buildings were both constructed outside the period of significance and their construction as multiple family dwellings does not contribute to the primarily single-family residential nature of the area. The Keene Memorial Library (site number DD05:D-010) is located on the east side of North Broad on the block between 10<sup>th</sup> and 11<sup>th</sup> Streets. The library was constructed outside the period of significance, having been built in 1970. Construction of the library resulted in the demolition of a pair of two story residences and a one-and-a-half story house facing broad street, as well as several additional homes facing 11<sup>th</sup> and 10<sup>th</sup> streets.

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<b>Contributing Properties</b>				
Property	Address	Date	Style/Form	C/NC
	950 N Broad	1901	Queen Anne	C
	1009 N. Broad	1912	Arts and Crafts American Foursquare	C
	1025 N. Broad	1917	Arts and Crafts American Foursquare	C
	1035 N. Broad	1911	Traditional American Foursquare	C
	1045 N. Broad	1917	Craftsman Bungalow	C
	1137 N Broad	1913	Craftsman American Foursquare	C
	1138 N Broad	1925	Arts and Crafts Bungalow	C

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	1140 N Broad	1942	Minimal Traditional	C
	1149 N Broad	1890	Queen Anne	C
	1150 N Broad	1890	Queen Anne	C
	1205 N Broad	1914	Queen Anne	C
	1210 N Broad	1921	Colonial Revival	C
	1220 N Broad St	1900	Queen Anne	C
	1221 N Broad	1881	Queen Anne	C

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	1223 N Broad	1909	Victorian Front Gable Cottage	C
	1238 N Broad	1941	Colonial Revival	C
	1250 N Broad	1906	Queen Anne	C
	1255 N Broad	1902	Queen Anne	C
	1308 N Broad	1917	Colonial Revival	C
	1315 N Broad	c. 1888, moved 1983	Composite Victorian, with Queen Anne, Stick and Gothic Revival Elements	C
	1330 N Broad	1910	Arts and Crafts American Foursquare	C



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	1335 N Broad	1917	Arts and Crafts American Foursquare	C
	1345 N Broad	1907	Queen Anne	C
	1348 N Broad	1900	Queen Anne	C
	1406 N Broad	1900	Queen Anne	C
	1421 N Broad	1916	Arts and Crafts	C
	1437 N Broad	1916	Arts and Crafts	C
	1449 N Broad	1913	Craftsman Bungalow	C

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	1450 N Broad	1890	Victorian Italianate with Craftsman additions	C
	1505 N Broad	1920	Queen Anne	C
	1521 N Broad	1914	Craftsman Bungalow	C
	1535 N Broad	1912	Craftsman Bungalow	C

***Non-contributing Properties***



Property	Address/Owner	Date	Style/form	C/NC
	Keene Memorial Library	1971	Formalist	NC Outside period of significance
	140-150 W 11 <sup>th</sup> St.	1960	Split-level Duplex	NC Outside period of significance
	1420 N Broad	1950	Minimalist	NC Outside period of significance

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	<p>1405 N Broad</p>	<p>1912</p>	<p>Queen Anne</p>	<p>NC Significantly altered with new roofing, siding, and windows. Removal of historic fabric</p>
	<p>1107 N Broad</p>	<p>1937</p>	<p>Bungalow</p>	<p>NC Significantly altered due to removal of front porch.</p>

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "X" in all the boxes that apply.)

Property is:

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.  
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning and Development

**Period of Significance**

1880-1945

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The North Broad Street Residential Historic District is located in Fremont, Nebraska the county seat of Dodge County. The district is locally significant under National Register Criterion A at the local level representing the growth of late nineteenth and early twentieth century residential development linked to well established and stable business owners in Fremont. Broad Street represents the main

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north/south thoroughfare in Fremont and provides a linear connection shifting from industrial to commercial to residential as it traverses the community and continues out of town. As such, many middle class business owners with established commercial investments in the community chose to build their homes along this main corridor of Fremont. The homes are directly linked to the success owners experienced through the initial growth and boom of the community and their commercial contributions to that growth. Fremont's residential development and planning activity is reflected in this neighborhood. As Broad Street traverses the town, the defined sections of commercial and industrial morph to single family residential, acting as a way to maintain a vital but reasonable traffic flow, separate the distinct functional neighborhoods of town, and reduce the street width to a comfortable residential scale. The North Broad Street Residential Historic District is also eligible at the local level under criterion C for its examples of architectural styles reflecting late nineteenth and early twentieth century built environment. Many properties reflect vernacular styles and influences often bridging stylistic eras and reflecting components of multiple styles. As a group these residences represent a significant and distinguishable entity whose physical integrity expresses the development of the built environment during the period of significance from 1880-1945.

One property, the J.J. Hawthorne House located at 1315 North Broad Street, is individually eligible under Criterion C: Architecture, but was moved from its original location at 321 West Military Avenue when threatened with demolition in the early 1980s. However, the property meets criteria consideration B because of its architectural merit and the sensitive care that was taken during its move to retain the original significant architectural elements both on the interior and exterior of the property.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Criteria A: Community Planning and Development**

Early permanent settlement in Nebraska occurred after the passage of the Kansas-Nebraska Act in 1854 when Nebraska officially became a U.S. territory. Settlement began along the Missouri River in the eastern part of the state with many town sites platted and rich farm land snapped up by homesteaders. By the 1860's settlement continued west through Nebraska, and generally following the streams and rivers that fed the Missouri. With the passage of the Homestead Act in 1862, individuals were able to obtain 160 acres of land free from the government, provided certain improvements were implemented. This encouraged settlement further west from the main water tributaries in the state. As settlement increased, the need for communication systems increased, and became more sophisticated across the state, transitioning from Pony Express routes to the transcontinental telegraph. Along with communication systems, transportation corridors contributed greatly to the permanent settlement in the state. By 1863 Omaha was selected as the eastern terminus of the transcontinental railroad. The ever growing railroad industry in the state consumed and purchased land along the rail lines to plat new town sites. When Nebraska became a state in 1867, rail lines spanned the state from east to west. This provided goods and services to many locations and was the catalyst for many prosperous Nebraska businesses.<sup>2</sup>

<sup>2</sup> Save America's Heritage, Nebraska Historic Buildings Survey Reconnaissance Survey Final Report of Dodge County, Nebraska, August, 1994. 8-11

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The North Broad Street Residential Historic District is located in Dodge County which was established in 1854 as one of the original counties identified when Nebraska became a territory. Fremont was platted in 1856 along the Military Road that ran from the Missouri River to Fort Kearny. Fremont was able to grow and prosper at this early date because it served many emigrants following the overland trails to the gold fields in Colorado and California. By 1860 the county boundaries were refined and Fremont officially became the county seat. This was the same year telegraph lines reached the community providing access to communications important to the success of many businesses. Throughout the decade of the 1860s the growth continued, but when the Union Pacific Railroad reached Fremont in 1866, the community prospered. Agriculture thrived as the rail lines continued to develop and distribute their goods across the region. Direct access to the stockyard industry in Omaha, and larger markets for grain and other agricultural products supported the stable economy in towns such as Fremont where urban industries and businesses were established to support the primarily agricultural economy. Many property owners within the North Broad Street Residential Historic District built their houses in this location, so they could maintain close access to their businesses in the downtown commercial core. Fremont became a central transfer point for the railroads with four different lines converging in the town and extending to smaller communities in the county such as Uehling, Winslow, and Scribner.<sup>3</sup>

During the 1880s, manufacturing and jobbing were significant stabilizers in the city's economy. Larger businesses such as the Fremont Foundry, H.J. Lee Hardware, and the May Brothers Grocery all contributed to the industry. However, many smaller scale businesses such as the Bader Furniture Company, Globe Cornice Works, J.H. Hoebener Wool and Hide, Golden Rod and Fremont Creamery Companies diversified the jobbing and manufacturing market. Owners or managers of all these companies built residences in the North Broad Street Residential Historic District. This stability and growth lead to the city implementing many public improvements including constructing a waterworks building, a new city hall, and multiple street improvements. Public schools were built including two colleges; the Fremont Normal and Business Institute, and the Fremont Business College. A new main post office was constructed during the 1890s and by the turn of the twentieth century Fremont had more than 40 manufacturers and jobbers.<sup>4</sup>

Transportation shifted from rails and trails to automobiles and highways, as early as 1913 with the establishment of the Lincoln Highway Association. In the 1920's five major highways traversed Dodge County including Lincoln Highway, the B Line (Fremont to Blair), the Cornhusker (Manville, Kansas to Sioux City, Iowa), the Black Hills Trail (Omaha to Deadwood, South Dakota), and the Fremont-Albion Highway. New business sprang up in the city and the county to accommodate the growing automobile industry including dealerships, garages, and supply shops. John Monnich established and built the Monnich Motor Company an early Ford dealership in 1912 in Fremont, and was the second oldest Ford agent in Nebraska. Monnich's business at the corner of Main and Military Avenue was a large two

<sup>3</sup> A.T. Andreas, History of the State of Nebraska, The Western Historical Company, Chicago, IL, 1882

<sup>4</sup> Daniel M. Carr, Progressive Men of Nebraska, A Book of Portraits, Fremont, NE 1902

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story 28,000 square foot brick garage and dealership. Monnich's residence was a single story bungalow at 1521 North Broad Street that contributes to this historic district.<sup>5</sup>

Following the near consistent growth from its founding and through the 1920s, the city and county both lost population during the depression of the 1930s. Several branch rail lines severed passenger service and many farmers lost their land, thus restricting the thriving business market in Fremont. The federal government's public works programs assisted in stabilizing the economy in many communities throughout the county by constructing recreation areas, auditoriums and other public use buildings. As the United States fought the depression and entered World War II, many communities recovered population numbers and economic stability to support the war effort. Following the war, the country as well as Dodge County and Fremont saw phenomenal growth and prosperity. Dodge County maintained significant rail service with Fremont serving as a major rail center for hauling goods to other markets. Fremont has maintained a steady economy with a diversified commercial core consisting of public services, businesses, banks and other services.

Under criterion A, the residential properties on North Broad Street represent the connection between the prospering business community, and their responding residential landscape. The growth of the community and their responding residential development can be seen in the connections between the property owners and their chosen business locations. Broad Street and Military Avenue were the main through streets framing and connecting Fremont's commercial and residential areas. Military Avenue, which ran east-west, was the northern edge of the city and was site of the earliest residential development associated with the growing commercial downtown. Broad Street, which ran north-south on the western edge of Fremont, was the site of subsequent development during the late streetcar and early automobile era, and it was favored by Fremont's professionals and business owners. Early maps indicate trolley systems extending east and west off Broad Street, but no route down Broad was ever established. Military Street was the northern boundary of the first platting of the town and many of the earliest residential properties in Fremont are located in neighborhoods off this street. However, as the community prospered and automobile transportation extended north through town, the neighborhood along North Broad Street changed to reflect residential properties, many of which served the owners of businesses along South Broad Street and into the downtown commercial core. Occupants in the district represent businesses including the First National Bank of Fremont, Petrow Candy Company, Bader Brothers Casket Furniture and Undertaking, J.H. Hoebener Wool and Hide, and Monnich Motors to name only a few.

Construction efforts from the 1880s through the 1950s, with the majority of residences constructed during the decade between 1910 and 1920. The chart below identifies the number of buildings constructed by decade in the district. These construction dates coincide with the development and prosperity of the community.

<sup>5</sup> *Dodge County Survey*, 11, 65, 121-131

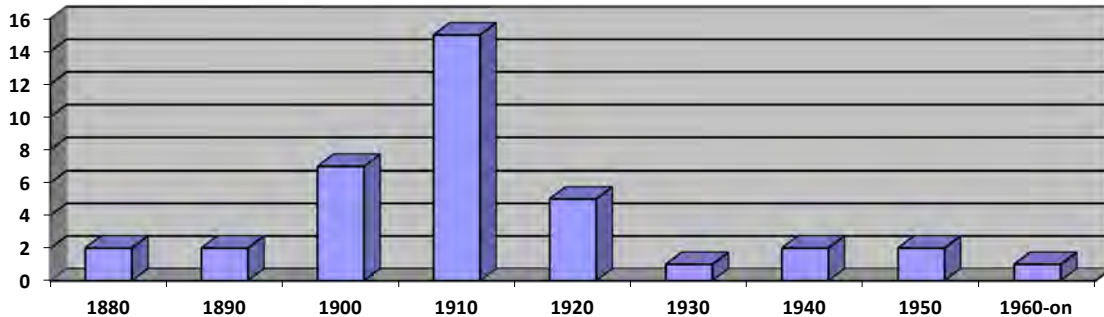
North Broad Street Residential Historic District

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**North Broad Street Residential Historic District Distribution by Construction Date**



**Criteria C: Architecture**

As a collection of residential properties primarily from the early- to mid- 20<sup>th</sup> century, the North Broad Street Residential Historic District also retains and expresses architectural significance. Four primary architectural styles are represented in the district each with variations specific to a residence, available materials, and often reflecting transitions combining applied details from more than one architectural style. Styles represented most frequently within the district boundaries include the American Foursquare or Prairie Box, the Craftsman style bungalow, variations on Victorian-era Queen Anne, and Colonial Revival.

The residents along North Broad Street represented much of the business and professional community of Fremont. Primarily built-out by 1930, the residents represent the thriving years of the town's growth between 1880 and 1930. The houses are mostly large two to two-and-half story residences. The styles represented often mix high style details with vernacular house types, such as simplified Queen Anne variations represented in homes constructed here between 1880 and 1920. The American Foursquare and bungalows are predominant between 1910 and 1920. Most properties feature large porches with consistent setbacks from Broad Street (US 77). Many, but not all of the properties have detached garages, some of which date to the historic period of the homes; however, the great majority of these garages have lost historic integrity due to modifications following the period of significance, including the replacement of historic doors and exterior cladding, and the widening of openings to accommodate larger vehicles. Large trees ornament front yards and line the street and sidewalks extend the length of the district. The district retains a relatively high degree of historic integrity with few properties with significant alterations. Many changes do not prevent the buildings from conveying the historic character of the district since the primary street setting and residential use remains intact. Alterations include siding that is not historic, conversion from single family to multiple family residences, and additions primarily to the side or back of properties.



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*1221 Broad Street*



*1406 North Broad Street*

Victorian Era (primarily Queen Anne influenced)

The Victorian Era in architecture and design is named for England's Queen Victoria and generally reflects the period of her reign from 1837 to 1901. Architecturally, especially in the Midwest, fine examples of Victorian Era buildings were constructed well into the 1910s. Architectural styles are often reflected in the built environment in Nebraska several years after the apex of the style on either coast which often results in builders incorporating transitional details of designs from other periods in one property. The Victorian Era of architectural design encompasses several individual and unique styles. These include Second Empire, Stick, Queen Anne, and Shingle styles. Buildings in the Midwest often had applied ornamentation from more than one of these styles such as a Queen Anne with Stick detailing in the gable ends.

Predominant in the North Broad Street Residential District are variations on the Queen Anne style. Queen Anne residences are primarily defined by steeply pitched and irregular or complex roof lines with a prominent front facing gable, often times clad with varied siding materials such as patterned

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shingles and clapboarding. Applied ornamentation was meant to avoid a smooth-walled appearance and virtually all had full-width or wrap around front porches. The ease of construction realized through the development of the balloon frame allowed the application of random and frequent changes in the horizontal and vertical wall plane. These surfacing features include corner windows, bay windows, overhanging eaves and asymmetry contribute to defining the style. Many porches are supported by turned decorative columns with spindle work or lace like brackets, however in simpler versions free classic columns are used as porch supports rather than turned posts. These columns are often found in groups of two or three. Variations in wall surfacing are achieved by simple overhangs, projecting bays, and horizontal banding in belt courses. Other features such as Palladian windows and half-timbering are often found in gable ends. Properties in the district representing the style include 1221, 1406, 1345, 1348, and 1505 North Broad Street. However, the grandest example of Victorian Era architectural styles, the J. J. Hawthorne house at 1315 North Broad Street, does not contribute to the district as it was moved in 1983, and its size, scale, massing, and elaborate ornamentation contrasts with the majority of the Victorian era homes in the district.



*J. J. Hawthorne House, 1315 North Broad Street*

J. J. Hawthorne House

Individually eligible under Criterion C: Architecture is the J. J. Hawthorne House, which contributes to the North Broad Street residential Historic District for its architectural merit and fulfills listing requirements under criterion consideration B for moved properties. The house is architecturally significant as an example of eclectic mixed Victorian. The house's irregular massing, extensive imbrications, and varied windows embody the distinctive characteristics of Victorian design, which stressed the picturesque and surface texture. The house was moved from nearby Military Avenue when threatened with demolition in the 1983, first north along I street to Linden Avenue, and then east to its current location at the corner of Linden and US Hwy 77.<sup>6</sup> The owners took great care to retain and preserve the significant architectural details that define the style as an eclectic mix of Victorian Era periods with applied Stick and Gothic features.

<sup>6</sup> "Neighbors assured eyesore to be renovated" *Fremont Tribune*, March 10, 1983.

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There are few other properties in Fremont that can match the size, scale, and ornamental detail of the Hawthorne house. The masonry McDonald House located at 310 Military Avenue (NRHP listed in December 1980 and a former neighbor of the Hawthorne House) is an excellent example of Queen Anne architecture, but its stone, brick and wood shingle construction more fully envelopes the tenants of Queen Anne style, while the applied details of the Hawthorne House add other stylistic elements such as angular Gothic windows and quatrefoils, as well as Stick style spindle work. The Barnard Park Historic Districted (NRHP listed July 1990) also retains several examples of Victorian Queen Anne style residences. However, most of these properties are transitional in nature and differ in size and scale as well as formality of detail to the Hawthorne House.



*American Foursquare at 1335 N. Broad*



*American Foursquare at 1009 North Broad Colonial Revival*

American Foursquare

The American Foursquare is a simple but popular house style in the United States from approximately the turn of the twentieth century through the 1920s. The Foursquare or Prairie Box was often seen as a reaction from the elaborate turned and ornamented facades of Victorian Era properties. Defined by simple rectangular or square floor plan the houses were able to adopt stylistic elements from other like architectural eras such as Prairie School and Craftsman. Typically the buildings are boxy two to

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two-and-a-half stories with a hipped or pyramidal roof line broken up by dormers. Full-width front porches accommodate gracious entries and allowed for larger outdoor living space. The simple box shape allowed for maximum use of interior space with large gracious rooms unencumbered by knee walls or complex roof lines. The simple lines, accommodating space, and plain design of these houses spurred popularity across the country with several fine examples found in this historic district including the house at 1335 North Broad Street and 1009 North Broad Street. Both these properties exemplify the large scale and massing, full front porch, shallow roof line with dormer windows, and gracious inviting unadorned massing of the American Foursquare.



*Colonial Revival House at 1238 North Broad Street*



*Colonial Revival House at 1210 North Broad Street*

Colonial Revival

Colonial Revival style in America was meant to embrace and reflect architectural design from the colonial era in American history. Most typically seen in Nebraska between World War I and World War II, its success is often contributed to the accessibility of the automobile and the ability of the American public to visit tourist locations that were important to American settlement and history. Original iterations of these buildings included Georgian and Adam styles and with the success of tourist

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attractions such as Colonial Williamsburg the popularity of the styles broadened throughout the country.

Colonial Revival houses are typically defined by a symmetrical façade and a side gable roof. Accented front doors with a decorative crown, pediment or door hood supported by columns or pilasters to form a small entry porch as well as fanlights or sidelights are key features of the style. Often side wings can be either one or two story. Other variants include gambrel roofs, hipped roofs, and second story overhangs. Colonial Revival styles were not meant to be historically accurate replicas of original colonial buildings, but were open interpretations with applied details. The properties at 1238 and 1210 North Broad Street are excellent examples of the style.



*Bungalow at 1521 North Broad Street*



*Bungalow at 1535 North Broad Street*

Craftsman

The Greene brothers, California architects, are credited with developing the Craftsman style of architectural in America. Early in the 1900s they designed simple bungalows that grew to elaborate examples often called ultimate bungalows. This was the dominant style across the United States for

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many smaller scale houses between 1900 and 1920. Its popularity was spread by many pattern book styles.

The term bungalow originates from India and literally meant a small house. These small houses traditionally were one story with wide verandas or porches. In America the style was strongly influenced by the Arts and Crafts movement and typically has shallow, low-pitched roof lines with overhanging eaves and exposed decorative roof rafters or beams. Porches were often recessed under the main roof line which provided a low, small feeling to a house that could be quite large. These porches are generally supported by small tapered square columns often supported by brick bases. Dormer windows are often present to break up the expansive roof lines and provide light to upper stories. Some elaborate styles reflect Asian influences with flared roof lines and exposed pagoda like details. Several excellent examples of Craftsman style or Arts and Crafts bungalows are present in the district. The properties at 1535 and 1521 North Broad Street illustrate one story bungalows with either a recessed porch or projecting porch. The residence at 1449 North Broad Street represents a two story bungalow with recessed front porch.



*1449 North Broad Street*

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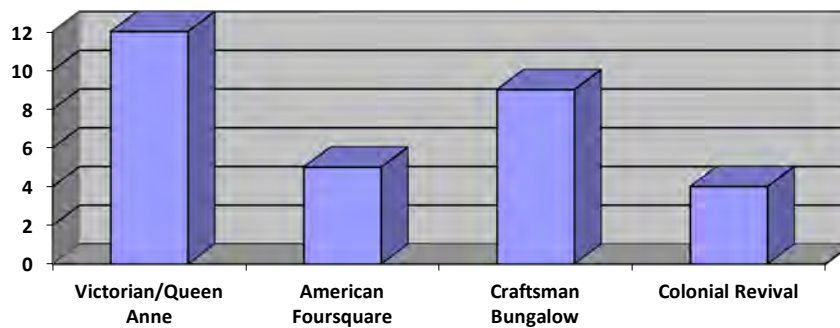
One property within the historic district is already listed in the National Register: the Charles Durkee House at 1125 North Broad Street. The Durkee House is an excellent example of a bungalow with recessed front porch and shallow dormer.



*Charles Durkee House, 1125 North Broad Street.*

Conclusion

Table Representing Property Types by Style in District



Although the four property types mentioned above represent the majority of properties within the district, other buildings with composite styles or no real applied detail are present. Numbering only a few buildings, they typically represent those small scale properties with minimal to no applied detail or massing relating them directly to a style. The majority of non-contributing buildings in the district are modern in style and date outside the period of significance. Modern properties include the Keene Public Library and an apartment building. Two residences are considered non-contributing due to alterations such as extensive modern siding, and a garage addition at the front of a building.

Overall, architecturally the district represents a concentration of focused development reflecting the most popular architectural styles in the country. The high degree of integrity and excellent representation of these styles supports the architectural significance of the district.

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### 9. Major Bibliographic References

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**Bibliography** (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

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Save America’s Heritage, Nebraska Historic Buildings Survey Reconnaissance Survey Final Report of Dodge County, Nebraska. August, 1994.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #
- recorded by Historic American Landscape Survey #

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other (Name of repository)
- 

Historic Resources Survey Number (if assigned): See Section 7 for property site numbers.



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**10. Geographical Data**

Acreage of property 15.7 acres USGS Quadrangle Fremont East

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

- |    |          |                          |           |       |
|----|----------|--------------------------|-----------|-------|
| 1. | Latitude | <u>See attached maps</u> | Longitude | _____ |
| 2. | Latitude | _____                    | Longitude | _____ |
| 3. | Latitude | _____                    | Longitude | _____ |
| 4. | Latitude | _____                    | Longitude | _____ |

**OR**

**UTM References**

Datum (indicated on USGS map): \_\_\_\_\_

\_\_\_ NAD 1927 or \_\_\_ NAD 1983

- |    |      |       |         |       |          |       |
|----|------|-------|---------|-------|----------|-------|
| 1. | Zone | _____ | Easting | _____ | Northing | _____ |
| 2. | Zone | _____ | Easting | _____ | Northing | _____ |
| 3. | Zone | _____ | Easting | _____ | Northing | _____ |
| 4. | Zone | _____ | Easting | _____ | Northing | _____ |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of the North Broad Street Historic district is shown as the dotted line on the accompanying map indicating contributing and non-contributing resources. The district includes the residential properties on the east and west sides of North Broad Street beginning at 16<sup>th</sup> Street and extending south to 10<sup>th</sup> Street, with the boundary running along the rear lot lines of the properties facing Broad Street. From 16<sup>th</sup> to 15<sup>th</sup> Street only the residences on the west side of North Broad Street are included in the district; the Congregational Church on the east side of N. Broad St. between 16<sup>th</sup> and 15<sup>th</sup> is excluded from the district. The southern boundary of the district encompasses the residential property at 950 N. Broad Street, but otherwise the boundary runs along the north side of 10<sup>th</sup> Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary corresponds to the historic properties constructed by Fremont business owners during the period of significance. The boundary also includes the Fremont Public Library, a non-contributing resource that replaced three historic homes that were contemporaneous with the other properties in the district.

**11. Form Prepared By**

name/title	<u>Melissa Dirr Gengler</u>	date	<u>November 2014</u>
organization	<u>Historic Resources Group, Inc</u>	telephone	<u>402-770-5877</u>
street & number	<u>442 South 28<sup>th</sup> Street</u>	city or town	<u>Lincoln</u>
city or town	<u>Lincoln</u>	state	<u>NE</u>
email	<u>Melissa@hrg-nebraska.com</u>	zip code	<u>68510</u>

North Broad Street Residential Historic District

Dodge County, NE

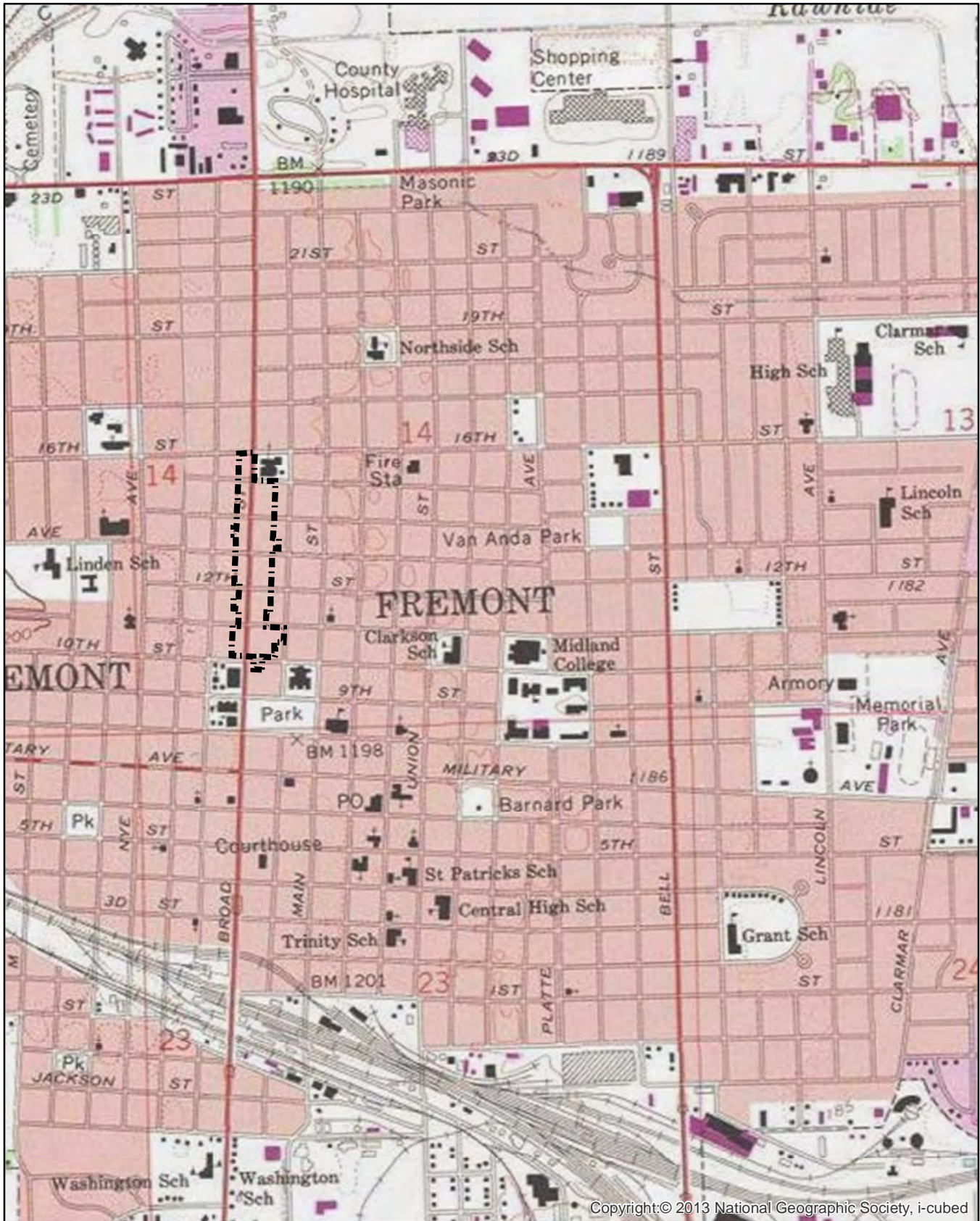
**Name of Property**

**County and State**

**Additional Documentation**

Submit the following items with the completed form:

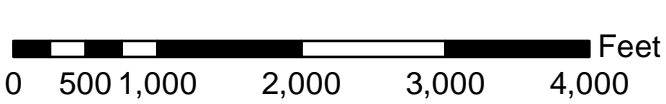
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)



**North Broad Street  
Residential Historic District**

**Fremont, Dodge Co.  
Nebraska**

USGS Quadrangle: Fremont East

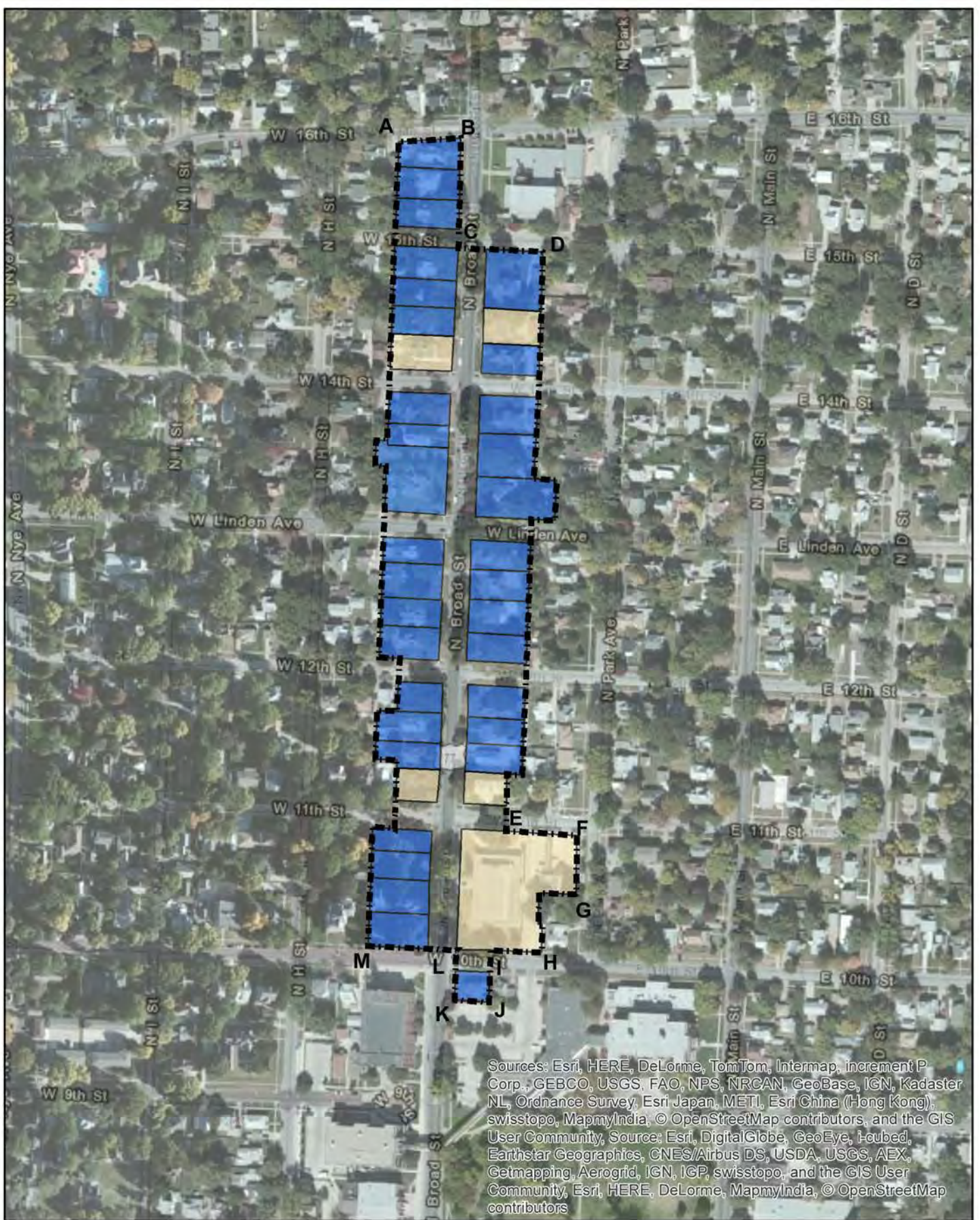


1:16,000



**Legend**

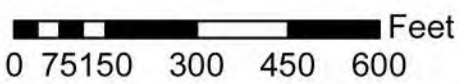
 Proposed NRHP Boundary



**North Broad Street  
Residential Historic District**

**Fremont, Dodge Co.  
Nebraska**

USGS Quadrangle: Fremont East



1:4,000

Latitude/Longitude Coordinates:

- A) 41.444160, -96.498375
- B) 41.444167, -96.497844
- C) 41.443407, -96.497896
- D) 41.443371, -96.497116
- E) 41.439594, -96.497593
- F) 41.439553, -96.496954
- G) 41.439165, -96.497007
- H) 41.438774, -96.497303
- I) 41.438809, -96.497732
- J) 41.438470, -96.497773
- K) 41.438484, -96.498100
- L) 41.438813, -96.498068
- M) 41.438859, -96.498841

Datum: WGS84



**Legend**

- Proposed NRHP Boundary
- Contributing
- Non-Contributing




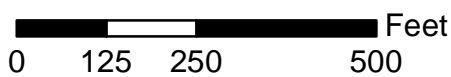
**North Broad Street  
Residential Historic District**

**Fremont, Dodge Co.  
Nebraska**



**Legend**

 Proposed NRHP Boundary

 Feet  
0 125 250 500

Description of Photograph(s) and number, including description of view indicating direction of camera

- 1) Broad Street at Linden Avenue. View to south.
- 2) Broad Street at 14th Street. View to southwest.
- 3) East side Broad Street at Linden Avenue. View to south.
- 4) Broad Street and 11th Street. View to south.
- 5) Broad Street and 10th Street. View to northwest.
- 6) Residence at 1345 Broad Street. View to west.
- 7) Residence at 1521 North Broad Street. View to west.
- 8) Residence at 1238 North Broad Street. View to southeast.
- 9) Residence at 1437 North Broad Street. View to west.
- 10) Residence at 1308 North Broad Street. View to southeast.
- 11) Residence at 1250 North Broad Street. View to southeast.
- 12) Residence at 1210 North Broad Street. View to southeast.
- 13) Residence at 1150 North Broad Street. View to east.
- 14) Residence at 1535 North Broad Street. View to northwest.
- 15) Residence at 1140 North Broad Street. View to east.

North Broad Street Residential Historic District

Dodge County, NE

**Name of Property**

**County and State**

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property North Broad Street Residential Historic District

City or Vicinity Fremont County Dodge State Nebraska

Photographer Melissa Dirr Gengler Date Photographed October 22, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera

1. Broad Street at Linden Street. View to south.
2. Broad Street at Linden Street. View to northeast.
3. East side Broad Street at Linden. View to south.
4. Broad Street and 11<sup>th</sup> Street. View to south.
5. Broad Street and 10<sup>th</sup> Street. View to northwest.
6. Residence at 1345 Broad Street. View to west.
7. Residence at 1521 North Broad Street. View to west.
8. Residence at 1238 North Broad Street. View to southeast.
9. Residence at 1437 North Broad Street. View to west.
10. Residence at 1308 North Broad Street. View to southeast.
11. Residence at 1250 North Broad Street. View to southeast.
12. Residence at 1201 North Broad Street. View to southeast.
13. Residence at 1150 North Broad Street. View to east.
14. Residence at 1535 North Broad Street. View to northwest.
15. Residence at 1140 North Broad Street. View to east.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



MARK  
**Stange**  
City Council



MARK  
**Stange**  
City Council









SPEED  
LIMIT  
25



BROAD ST  
W 10TH ST

L



1345













1308



Tenues Left









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: North Broad Street Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Dodge

DATE RECEIVED: 1/30/15      DATE OF PENDING LIST: 3/05/15  
DATE OF 16TH DAY: 3/20/15      DATE OF 45TH DAY: 3/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000088

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      3.17.2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*Automatic List*

RECOM./CRITERIA *Accept All*  
REVIEWER *J. Gribben* DISCIPLINE \_\_\_\_\_  
TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/~~N~~ see attached SLR Y/~~N~~

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



January 26, 2015

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: North Broad Street Residential District  
Fremont, Dodge County, Nebraska

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

  
L. Robert Puschendorf  
Deputy State Historic Preservation Officer

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)